

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
SUMNER STREET NEIGHBORHOOD DEVELOPMENT PROJECT
PROGRAM NO. MASS. A-3

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into an Annual Funding Agreement and Master Agreement with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the form of a loan and capital grant in the hereinafter identified project; and

WHEREAS, the Neighborhood Development Program for the Sumner Street Area, Program No. Mass. A-3, hereinafter referred to as the "Project", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of neighborhood development projects with Federal financing assistance under said Title I, as amended, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, LiDaPell Associates, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of the project in the Sumner Street Neighborhood Development Area,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That LiDaPell Associates, Inc. be and hereby is tentatively designated as redeveloper of the Sumner Street Neighborhood Development Project subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction schedule.

2. That disposal of the parcels within the Project by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that LiDaPell Associates, Inc. possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Neighborhood Development Program.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Red Developer's Statement for Public Disclosure" (Federal Form H-6004).



DISPOSITION
PARCEL

RESIDENTIAL

PROJECT
BOUNDARY

Map No. 2
Code No. R-213
Date SEPT. 1970

DISPOSITION PARCEL & PROPOSED LAND USE

SUMNER STREET PUBLIC HOUSING
URBAN RENEWAL AREA MASS R-

MEMORANDUM

3-1
NOVEMBER 30, 1972

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Tentative Designation of Redeveloper
Sumner Street Neighborhood Development Project
Program No. Mass. A-3

On June 18, 1972, the Boston Redevelopment Authority advertised for developer interest for the construction of 300 units of public housing to be developed through the "Turnkey" method in the captioned project. The project is located on Sumner Street in East Boston immediately south of Maverick Square as shown on the attached map.

On August 15, 1972, the development submission procedures were completed and a analytical study was commenced by the Boston Redevelopment Authority staff. This analysis was undertaken in conjunction with the Boston Housing Authority, which will be the eventual owner of the project, and the Project Area Committee from East Boston, which is comprised of citizens who are representative of persons who are directly affected by project activities. The detailed analysis that has ensued was conducted with primary emphasis being given to design and how the various developers related design to the cost constraints of the "Turnkey" program.

The review that has been conducted has shown that for a development to be economically feasible, it must be designed with realistic amounts of usable space at efficient costs. This factor becomes even more evident when taking into account the poor sub-soil conditions of the site. Taking all factors into account, it was considered that LiDaPell Associates, Inc. had submitted the proposal that best satisfied all the requirements of our advertisement and Developer's Kit. The LiDaPell proposal possessed by far the lowest total square footage of all submissions as a result of their efficient handling of building designs, minimizing corridor lengths and providing minimum but adequate amounts of non-residential space. The design as developed by the architect for the Redeveloper, the PARD TEAM, is considered imaginative and responsive to the needs of the community while providing the amenities necessary for a most livable project for the elderly.

LiDaPell's submission consists of 280 units of housing for the elderly and 20 units of family public housing to be developed in one package. The dwelling units are to be constructed in buildings ranging from medium rise elevator buildings to lower buildings of the garden type variety. The total development cost as submitted is approximately \$7.4 million which is considered within the constraints of the Federal Turnkey program. Also included within this development submission was a proposed mall which would provide necessary open space and recreational opportunities for the elderly and persons of the East Boston community. This redeveloper recommendation has been concurred in by vote of the Project Area Committee from East Boston. To fulfill the requirements of a tentative designee as redeveloper, the firm of LiDaPell Associates, Inc. has submitted a Letter of Intent and Financial Disclosure Statement which indicate this firm's extensive experience in the construction of elderly Turnkey projects and its financial ability to successfully undertake this development. (See attached for qualifications.)

Therefore, I recommend that the Authority tentatively designate LiDaPell Associates, Inc. as Redeveloper of the Sumner Street Neighborhood Development Program. An appropriate Resolution is attached.

Attachments

